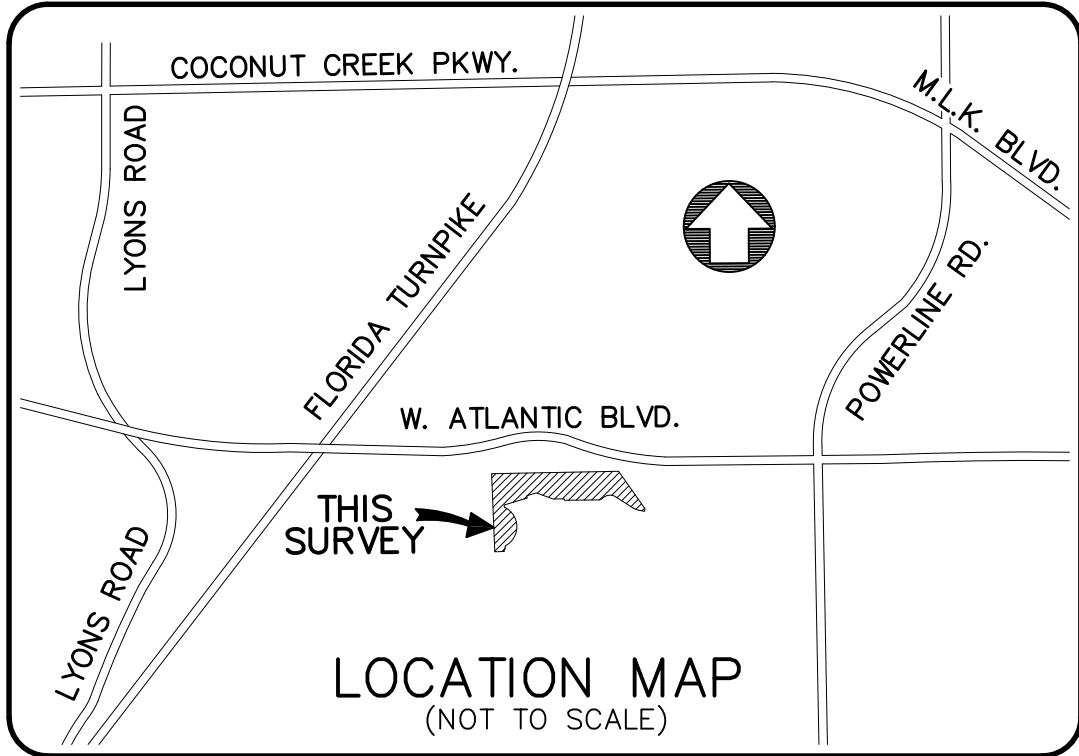


ALTA/NSPS LAND TITLE SURVEY



SCHEDULE B, PART II
EXCEPTIONS

9. EASEMENT GRANTED TO AMERICAN TELEPHONE & TELEGRAPH COMPANY BY INSTRUMENT RECORDED MARCH 3, 1941 IN DEED BOOK 377, PAGE 407. **[AFFECTS AS SHOWN – BLANKET IN NATURE]**
10. OIL, GAS AND MINERAL RESERVATIONS AS CONTAINED IN DEED NO. 2234 BY THE BOARD OF COMMISSIONERS OF EVERGLADES DRAINAGE DISTRICT RECORDED JANUARY 30, 1945 IN DEED BOOK 470, PAGE 352 **[SEE SURVEYOR'S NOTE #25]**; AS AFFECTED BY NON-USE COMMITMENT NO. 570 RECORDED MAY 20, 1986 IN OFFICIAL RECORDS BOOK 13410, PAGE 916 **[DOES NOT AFFECT PROPERTY]**; RELEASE OF RESERVATIONS NO. 14386 RECORDED MAY 20, 1986 IN OFFICIAL RECORDS BOOK 13410, PAGE 919 **[DOES NOT AFFECT PROPERTY]**; RELEASE OF RESERVATIONS NO. 14231 RECORDED MARCH 13, 1987 IN OFFICIAL RECORDS BOOK 14251, PAGE 236 **[DOES NOT AFFECT PROPERTY]**; NON-USE COMMITMENT NO. 545 RECORDED MARCH 13, 1987 IN OFFICIAL RECORDS BOOK 14251, PAGE 239. **[DOES NOT AFFECT PROPERTY]**
11. INTENTIONALLY DELETED
12. INTENTIONALLY DELETED
13. TERMS, PROVISIONS AND CONDITIONS OF THE AGREEMENT BY AND BETWEEN THE CITY OF POMPANO BEACH AND FLORIDA PALM-AIRE CORPORATION AND ALL AMENDMENTS, ASSIGNMENTS AND AGREEMENTS PERTAINING THERETO INCLUDING BUT NOT LIMITED TO MODIFICATIONS TO AGREEMENT ATTACHED TO ORDINANCE NO. 67-17 RECORDED JANUARY 20, 1967 IN OFFICIAL RECORDS BOOK 3360, PAGE 17; RELEASE OF CERTAIN RIGHTS ATTACHED TO RESOLUTION NO. 70-83 RECORDED MARCH 10, 1970 IN OFFICIAL RECORDS BOOK 4159, PAGE 356; RELEASE OF INTEREST IN WELL FIELDS RECORDED SEPTEMBER 6, 1996 IN OFFICIAL RECORDS BOOK 25361, PAGE 179. **[AFFECTS – NOT PLOTTABLE – BLANKET IN NATURE]**
14. INTENTIONALLY DELETED
15. EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY BY INSTRUMENT RECORDED SEPTEMBER 3, 1971 IN OFFICIAL RECORDS BOOK 4600, PAGE 596. **[DOES NOT AFFECT]**
16. RIGHT OF WAY EASEMENT GRANTED TO SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY BY INSTRUMENT RECORDED SEPTEMBER 21, 1973 IN OFFICIAL RECORDS BOOK 5454, PAGE 256. **[AFFECTS AS SHOWN]**
17. RIGHT OF WAY EASEMENT GRANTED TO SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY BY INSTRUMENT RECORDED OCTOBER 4, 1974 IN OFFICIAL RECORDS BOOK 5966, PAGE 543. **[AFFECTS AS SHOWN]**
18. EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY BY INSTRUMENT RECORDED SEPTEMBER 3, 1975 IN OFFICIAL RECORDS BOOK 6322, PAGE 538. **[AFFECTS AS SHOWN]**
19. EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY BY INSTRUMENT RECORDED JANUARY 27, 1982 IN OFFICIAL RECORDS BOOK 10002, PAGE 226. **[AFFECTS AS SHOWN]**
20. TERMS, PROVISIONS AND CONDITIONS OF THE MASTER PLAN AGREEMENT FOR PALM-AIRE BETWEEN THE CITY OF POMPANO BEACH AND FPA CORPORATION, A DELAWARE CORPORATION AS EVIDENCED BY STIPULATION, SETTLEMENT AND MASTER PLAN AGREEMENT FOR PALM-AIRE RECORDED JULY 26, 1985 IN OFFICIAL RECORDS BOOK 12707, PAGE 605; AS AMENDED BY AMENDMENT TO STIPULATION, SETTLEMENT AND MASTER PLAN AGREEMENT FOR PALM-AIRE BY AND BETWEEN CITY OF POMPANO BEACH, FLORIDA AND PALM AIRE ASSOCIATES LIMITED PARTNERSHIP RECORDED AUGUST 9, 2010 IN OFFICIAL RECORDS BOOK 47290, PAGE 1074. **[AFFECTS – NOT PLOTTABLE – BLANKET IN NATURE]**
21. INTENTIONALLY DELETED
22. INTENTIONALLY DELETED

23. **NOTE FOR INFORMATIONAL PURPOSES ONLY:** ORDINANCE NO. 87-53 BY THE CITY OF POMPANO BEACH AS RECORDED AUGUST 26, 1987 IN OFFICIAL RECORDS BOOK 14747, PAGE 157. **[AFFECTS – BLANKET IN NATURE]**
24. **NOTE FOR INFORMATIONAL PURPOSES ONLY:** COVENANTS, CONDITIONS AND RESTRICTIONS SET FORTH IN DECLARATION OF COVENANTS RECORDED MAY 12, 1988 IN OFFICIAL RECORDS BOOK 15431, PAGE 89. **[AFFECTS – NOT PLOTTABLE]**
25. COVENANTS, CONDITIONS AND RESTRICTIONS SET FORTH IN DECLARATION OF RESTRICTIONS RECORDED MAY 12, 1988 IN OFFICIAL RECORDS BOOK 15431, PAGE 92. **[AFFECTS – NOT PLOTTABLE – BLANKET IN NATURE]**
26. EASEMENT AGREEMENT BY AND BETWEEN FPA CORPORATION AND PALM-AIRE COUNTRY CLUB CONDOMINIUM ASSOCIATION NO. 4, INC., WHICH WAS RECORDED ON AUGUST 31, 1983 IN OFFICIAL RECORDS BOOK 11238, PAGE 643. **[DOES NOT AFFECT]**
27. INTENTIONALLY DELETED
28. ASSIGNMENT OF DEVELOPMENT RIGHTS BY AND BETWEEN PALM AIRE ASSOCIATES LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP AND PALM AIRE VENTURES, INC., A FLORIDA CORPORATION RECORDED FEBRUARY 7, 1995 IN OFFICIAL RECORDS BOOK 23116, PAGE 446. **[AFFECTS – NOT PLOTTABLE – BLANKET IN NATURE]**
29. TERMS, PROVISIONS, CONDITIONS, EASEMENTS, RIGHTS AND OBLIGATIONS CONTAINED IN MAINTENANCE AND EASEMENT AGREEMENT BY AND BETWEEN PALM AIRE ASSOCIATES LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP AND PALM AIRE VENTURES, INC., A FLORIDA CORPORATION RECORDED FEBRUARY 7, 1995 IN OFFICIAL RECORDS BOOK 23116, PAGE 473; AS MODIFIED BY MODIFICATION OF MAINTENANCE AND EASEMENT AGREEMENT RECORDED OCTOBER 20, 2004 IN OFFICIAL RECORDS BOOK 38397, PAGE 1157. **[BOTH AFFECT – NOT PLOTTABLE – BLANKET IN NATURE]**
30. INTENTIONALLY DELETED
31. INTENTIONALLY DELETED.
32. INTENTIONALLY DELETED
33. RIPARIAN AND/OR LITTORAL RIGHTS ARE NOT INSURED. **[INFORMATIONAL]**
34. ANY ADVERSE OWNERSHIP CLAIM BY THE STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY TO ANY PART OF THE LAND THAT IS, AS OF THE DATE OF POLICY OR WAS AT ANY TIME PREVIOUSLY, UNDER WATER (SUBMERGED). **[INFORMATIONAL]**
35. TERMS AND CONDITIONS OF ANY EXISTING UNRECORDED LEASE(S), AND ALL RIGHTS OF LESSEE(S) AND ANY PARTIES CLAIMING THROUGH THE LESSEE(S) UNDER THE LEASE(S). **[INFORMATIONAL]**

NOTE: ALL OF THE RECORDING INFORMATION CONTAINED HEREIN REFERS TO THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, UNLESS OTHERWISE INDICATED. ANY REFERENCE HEREIN TO A BOOK AND PAGE OR INSTRUMENT NUMBER IS A REFERENCE TO THE OFFICIAL RECORD BOOKS OF SAID COUNTY, UNLESS INDICATED TO THE CONTRARY.

DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF BROWARD, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

BEGIN AT WESTERLY MOST CORNER OF TRACT "A", PALM AIRE NORTH COURSE ESTATES 3RD SECTION, ACCORDING TO THE PLAT THEREOF AS SHOWN ON PLAT BOOK 114, PAGE 39 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 35°09'40" EAST, ALONG THE WESTERLY LINE OF SAID TRACT "A", 639.51 FEET; THENCE SOUTH 10°50'27" WEST, ALONG THE WESTERLY LINE OF SAID TRACT "A", 34.17 FEET, TO THE NORTH LINE OF NORTH COURSE DRIVE; THENCE NORTH 79°21'20" WEST, 86.86 FEET, TO A POINT OF CURVATURE; THENCE WESTERLY ALONG A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 210.00 FEET, A CHORD BEARING OF NORTH 68°21'20" WEST AND A CHORD DISTANCE OF 80.14 FEET, A CENTRAL ANGLE OF 22°00'00" FOR AN ARC LENGTH OF 80.63 FEET TO A POINT OF TANGENCY; THENCE NORTH 57°21'21" WEST, 286.94 FEET, TO A POINT OF CURVATURE; THENCE WESTERLY ALONG A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 147.37 FEET, A CHORD BEARING OF SOUTH 83°29'33" WEST AND A CHORD DISTANCE OF 186.09 FEET, A CENTRAL ANGLE OF 78°18'14" FOR AN ARC LENGTH OF 201.40 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHWESTERLY ALONG A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 70.00 FEET, A CHORD BEARING OF SOUTH 66°50'26" WEST AND A CHORD DISTANCE OF 53.58 FEET, A CENTRAL ANGLE OF 45°00'00" FOR AN ARC LENGTH OF 54.98 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°20'26" WEST, 479.76 FEET, THE LAST SIX COURSES BEING COINCIDENT WITH SAID NORTH LINE OF NORTH COURSE DRIVE, TO THE EASTERLY LINE OF PALM AIRE COUNTRY CLUB APARTMENT NO. 50 AS RECORDED IN OFFICIAL RECORDS BOOK 5642, PAGE 239, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA (B.C.R.); THENCE NORTH 00°39'34" WEST, ALONG SAID EASTERLY LINE 20.00 FEET TO THE NORTHEAST CORNER OF SAID PALM AIRE COUNTRY CLUB APARTMENT NO. 50; THENCE SOUTH 89°20'26" WEST, ALONG THE NORTHERLY LINE OF SAID PALM AIRE COUNTRY CLUB APARTMENT NO. 50, 156.21 FEET; THENCE NORTH 69°43'39" WEST, ALONG THE NORTHERLY LINE IN PART OF SAID PALM AIRE COUNTRY CLUB APARTMENT NO. 50, 245.97 FEET; THENCE SOUTH 73°14'34" WEST, 143.01 FEET; THENCE SOUTH 16°45'26" EAST, 30.93 FEET; THENCE SOUTH 73°05'57" WEST, 322.82 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, A CHORD BEARING OF SOUTH 05°17'44" WEST AND A CHORD DISTANCE OF 37.46 FEET, A CENTRAL ANGLE OF 138°56'48" FOR AN ARC LENGTH OF 48.50 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHERLY ALONG A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 500.00 FEET, A CHORD BEARING OF SOUTH 01°18'19" EAST AND A CHORD DISTANCE OF 534.00 FEET, A CENTRAL ANGLE OF 126°44'41" FOR AN ARC LENGTH OF 658.40 TO A POINT OF REVERSE CURVATURE; THENCE SOUTHERLY ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, A CHORD BEARING OF SOUTH 20°36'36" WEST AND A CHORD DISTANCE OF 26.22 FEET, A CENTRAL ANGLE OF 81°54'50" FOR AN ARC LENGTH OF 28.59 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHERLY ALONG A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, A CHORD BEARING OF SOUTH 17°55'58" WEST AND A CHORD DISTANCE OF 37.17 FEET, A CENTRAL ANGLE OF 76°33'36" FOR AN ARC LENGTH OF 40.09 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET, A CHORD BEARING OF SOUTH 26°54'17" WEST AND A CHORD DISTANCE OF 19.58 FEET, A CENTRAL ANGLE OF 58°36'59" FOR AN ARC LENGTH OF 20.46 FEET TO A POINT OF TANGENCY; THENCE S 02°24'13" E, 0.13 FEET; THENCE S 87°35'53" W, 120.21 FEET TO THE EASTERLY RIGHT OF WAY LINE FOR THE C-14 CANAL AS RECORDED IN OFFICIAL RECORDS BOOK 1687, PAGE 343, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 02°24'13" WEST, ALONG THE SAID EASTERLY RIGHT OF WAY LINE FOR 1085.81 FEET; THENCE NORTH 88°54'11" EAST, ALONG THE SOUTH RIGHT OF WAY LINE FOR THE C-14 CANAL, 1764.34 FEET TO THE POINT OF BEGINNING.

ABOVE DESCRIBED LANDS CONTAINING 898,948 SQUARE FEET (20.637 ACRES), MORE OR LESS.

SURVEYOR'S NOTES AND REPORT:

- SURVEY MAPS OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR AND MAPPER.
- ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- TITLE MATTERS SHOWN HEREON PER AMERICAN LAND TITLE ASSOCIATION COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 110073681, COMMITMENT DATE: NOVEMBER 08, 2023 AT 8:00 A.M.
- THE DESCRIPTION SHOWN HEREON WAS CONTAINED IN THE TITLE COMMITMENT REFERENCED IN NOTE 3 ABOVE.
- BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S88°54'11"W ALONG THE SOUTH RIGHT-OF-WAY LINE OF THE POMPANO CANAL (C-14)
- DISTANCES AND ELEVATIONS SHOWN HEREON ARE BASED ON THE U.S. SURVEY FOOT, UNLESS OTHERWISE NOTED.
- ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).
- BENCHMARK ORIGIN DESCRIPTION: BROWARD COUNTY BENCHMARK #004 WITH AN ELEVATION OF 13.632 FEET.
- THE EXPECTED VERTICAL ACCURACY OF THE INFORMATION SHOWN HEREON IS ±0.03' FOR HARD SURFACE ELEVATIONS AND ±0.1' FOR SOFT SURFACE ELEVATIONS.
- FLOOD ZONE: "X"&"X"(0.25%); FLOOD INSURANCE RATE MAP (FIRM) NUMBER: 12011C0356H (MAP NOT PRINTED); EFFECTIVE DATE: AUGUST 18, 2014.
- THE SYMBOLS SHOWN IN THE LEGEND AND ON THIS MAP MAY HAVE BEEN ENLARGED OR REDUCED FOR CLARITY, AND MAY NOT DEPICT THE ACTUAL SIZE OR SHAPE OF THE FEATURES.
- THIS SURVEY IS CLASSIFIED AS SUBURBAN AND HAS A RELATIVE DISTANCE ACCURACY OF 1 FOOT IN 7,500 FEET.
- ONLY VISIBLE ABOVE GROUND UTILITIES HAVE BEEN LOCATED. UNDERGROUND FOUNDATIONS, ENCRoACHMENTS OR UTILITIES WERE NOT LOCATED BY THE SURVEYOR. THE LOCATION OF ANY UNDERGROUND UTILITIES SHOWN HEREON WERE PROVIDED BY OTHERS.
- THERE IS NO EVIDENCE THAT UNDERGROUND ENCRoACHMENTS EXIST, HOWEVER, NO SUBSURFACE INVESTIGATION WAS PERFORMED TO DETERMINE IF UNDERGROUND ENCRoACHMENTS ARE PRESENT.
- THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- THERE ARE NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES THAT HAVE BEEN PROVIDED TO THE SURVEYOR.
- THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED AT THE TIME OF THE FIELDWORK.
- THIS SURVEY DOES NOT IDENTIFY THE LIMITS OR EXTENTS OF POTENTIAL JURISDICTIONAL BOUNDARIES. NO FIELD DELINEATION OF WETLANDS MARKERS WERE OBSERVED AT THE TIME OF THE FIELDWORK.
- PROPERTY ADDRESS: NOT ASSIGNED PER BROWARD COUNTY PROPERTY APPRAISER (VACANT GOLF COURSE).
- ADJACENT LAND OWNERS SHOWN HEREON WERE OBTAINED FROM THE BROWARD COUNTY PROPERTY APPRAISER'S WEB-SITE ON OCTOBER 6, 2023
- ALL INSTRUMENTS OF RECORD REFERENCED HEREON ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, UNLESS OTHERWISE NOTED.
- AT THE TIME OF THIS SURVEY THERE WAS NO OBSERVABLE SURFACE EVIDENCE OF EARTH MOVING WORK OR BUILDING CONSTRUCTION.
- AT THE TIME OF THIS SURVEY THERE WERE NO BUILDINGS EXISTING ON THE SURVEYED PROPERTY.
- AT THE TIME OF THIS SURVEY THERE WAS NO PARKING ON THE SUBJECT PROPERTY.
- 20.68 ACRES OF THE SUBJECT SURVEY IS INCLUDED WITHIN THE LANDS DESCRIBED IN DEED BOOK 470, PAGE 352. NO PORTION OF THE PROPERTY LIES WITHIN 130' OF ANY CANAL. THERE WERE NO COUNTY OR STATE ROADS CONSTRUCTED IN 1945.

CERTIFICATE:

TO: FULTE HOME COMPANY, LLC
FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, 9, 13 AND 14 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON: SEPTEMBER 25, 2023
DATE OF PLAT OR MAP: OCTOBER 30, 2023

Digitally signed by
David Lindley
Date: 2024.02.21
12:47:59
Adobe
2023.000
533

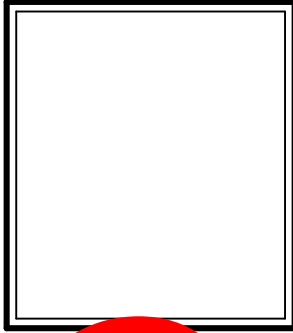
DAVID P. LINDLEY
REGISTERED LAND SURVEYOR NO. 1005
STATE OF FLORIDA
CERTIFICATE OF AUTHORIZATION NO. LB 591

ADDED IMPROVEMENTS PER CLIENT REQUEST	tkm
ADDED SFHWA SECTION CORNER COORDS (MODEL SPACE)	dr
ADDED TITLE COMMITMENT	12-21-2023
UPDATED TITLE COMMITMENT	dr
ADDED TITLE COMMITMENT	12-12-2023
ADDED TITLE COMMITMENT	dr
CORRECTIONS TO B-II EXCEPTIONS PER ATTORNEY	12-1-2023
REVISIONS	10-30-2023
DATE	dr
FILE NAME	10564 ALTA 45

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)392-1991 / FAX (561)750-1452

PALM AIRE TOWNHOMES
ALTA/NSPS LAND TITLE SURVEY

DATE 08/29/2023
DRAWN BY DR
F.B./ PG. ELECT.
SCALE



DB # 10564
T.NO.
1
OF 5 SHEETS

PZ24-1400001
06/18/2024